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# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

## 1. Name of Property

historic name Campbell House  
other names/site number Colony House #54; Campbell-Bouwens-Hamming House,  
Alaska Heritage Resources Survey (AHRs) No. ANC-00503

## 2. Location

street & number 1540 Inner Springer Loop  not for publication  
city or town Palmer  vicinity  
state Alaska code AK county Susitna code 170 zip code 99654  
state Matanuska-

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,  
I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Jean M. Anderson  
Signature of certifying official

7 February 2013  
Date

State Historic Preservation Officer  
Title

Alaska  
State or Federal agency/bureau or Tribal Government

In my opinion, the property  meets  does not meet the National Register criteria.

\_\_\_\_\_  
Signature of commenting official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register  determined eligible for the National Register  
 determined not eligible for the National Register  removed from the National Register

other (explain):

[Signature]  
Signature of the Keeper

4/3/2013  
Date of Action

Campbell House  
Name of Property

Matanuska-Susitna, Alaska  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- Private
- public – Local
- public – State
- public – Federal

**Category of Property**  
(Check only one box)

- building(s)
- District
- Site
- structure
- Object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	1	buildings
0	0	district
0	0	site
0	0	structure
0	0	object
2	1	<b>Total</b>

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing)

The Settlement and Economic Development of  
Alaska's Matanuska-Susitna Valley: The New  
Deal Colony Settlement of the Matanuska-Susitna  
Valley in Alaska 1934-1940

**Number of contributing resources previously  
listed in the National Register**

N/A

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

Domestic: single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**  
(Enter categories from instructions)

Domestic: hotel  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Bungalow  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Materials**  
(Enter categories from instructions)

foundation: Concrete  
walls: Wood  
\_\_\_\_\_  
roof: Rolled roofing  
other: \_\_\_\_\_  
\_\_\_\_\_

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### **Narrative Description**

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

### **Summary Paragraph**

The Campbell House, constructed in 1935, is rare example of a frame Matanuska Colony farmhouse. The 1½-story side gable farmhouse is located 2½ miles south of downtown Palmer. It is in an area that retains its historic rural agricultural setting and feeling, although some modern houses stand in the vicinity. A chimney is centrally positioned at the apex of the moderately pitched roof. The roof is clad in composite rolled roofing. Exposed rafter tails are regularly spaced across the front elevation. Openings are asymmetrically positioned. The eastern portion of the front elevation has a wood 6/6 double hung window and the distinct Colony vertical plank door with a four light fixed window. The door is near the center of the façade. The western half of the front elevation has paired wood 6/6 double hung windows. A log chicken coop, part of the original farm and characteristic of a small Colony outbuilding, is behind the house. The farmhouse and chicken coop are on their original sites.

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### **Narrative Description**

The original forty acre Matanuska Colony farmstead has been subdivided, but the farmhouse and chicken coop are on their original sites and still are among agricultural fields. There are residential houses near, and to the west the Alaska State Fair grounds. The fair started in 1936, the second year of the Matanuska Colony project.

The majority of the two hundred Colony farmhouses were 1½ story, with moderately pitched gable roofs, and 6/6 double hung windows. The Campbell House retains these defining characteristics. The front elevation is asymmetrical, with two double hung 6/6 windows west of the front door, and one 6/6 window east of the door. The door has four vertical planks with a four light fixed window. Between the gable ends on each side elevation is a double hung 6/6 window.

The original wood drop siding with cornerboards has been rehabilitated. The interior retains its original floor plan. It has a living room, kitchen, 3 bedrooms, and bathroom. The building is on a concrete foundation, but it is not known if this was original or when it was added. A one story addition put on the back of the building has been removed. The house has been rehabilitated to its late 1930s appearance and is a bed-and-breakfast.

A log chicken coop with shed roof, built in 1935, is on the lot behind the house. It is characteristic of small outbuildings on a number of Colony farms. It is missing doors and windows. It is now used for storage. Rehabilitation plans are to leave it in place.

Few of the Matanuska Colony buildings survive. Even fewer stand on their original sites and maintain their original appearance. Two Colony farmhouses, the Puhl and the Herried houses, are individually listed in the National Register of Historic Places. Both are log. Of the two hundred Colony houses built, 125 were log or partial log buildings and 75 were frame. The Campbell House is a rare, important example of one of the frame houses. It is easily recognizable as a Matanuska Colony building.

A small frame house on the property, built in 1990, is offset between the house and chicken coop. It is noncontributing. The owners rent it out. Trees have been planted to visually separate the two houses from each other. The houses are compatible in size.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

N/A

**Areas of Significance**

(Enter categories from instructions)

- Social history
- Agriculture
- Architecture
- Community planning

**Period of Significance**

1935-1940

**Significant Dates**

1935

**Significant Person**

(Complete only if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Williams, David

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**Period of Significance (justification)**

The period of significance starts when the Campbell House was built in 1935. It is associated with the accepted multiple property documentation for the Matanuska Colony, hence the ending date for the period of significance is 1940.

**Criteria Considerations (explanation, if necessary)**

N/A

**Statement of Significance Summary Paragraph** (provide a summary paragraph that includes level of significance and applicable criteria)

The Campbell House is one of the original Matanuska Colony farmhouses built in 1935. It has integrity of location, design, and materials. It stands at its original location in an area that still has agricultural fields. The house is an example of one of the five designs for Matanuska Colony farmhouses that the Alaska Rural Rehabilitation Corporation used. The house is one of the 75 frame farmhouses built; the other 125 were log or partially log farmhouses. The farmhouse is part of the New Deal resettlement project in the Matanuska Valley, the only such project in Alaska and one of the three of the over 100 resettlement projects around the U.S. that retains much integrity. The Matanuska Colony has been determined to be of national significance. To date, the administrative and commercial center, several farms, several farmhouses, and a related business have been listed in the National Register of Historic Places using the accepted multiple property documentation.

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**Narrative Statement of Significance** (provide at least **one** paragraph for each area of significance)

The Campbell House is nominated as part of the multiple property nomination for the Settlement and Economic Development of Alaska's Matanuska-Susitna Valley: The New Deal Colony Settlement in Alaska 1934-1940. It is one of the farmhouses, identified as a significant property type in the documentation. An outbuilding, a log chicken coop, one of few extant, is contributing to the property.

The farmhouse is significant under criterion A for its association with the Matanuska Colony resettlement project, a New Deal social program in the mid-1930s intended to help needy people restart their lives. The Matanuska Colony project was one of about a hundred projects around the United States. It was planned to help two hundred families settle in Alaska, obtain land, and at a minimum become self-sufficient but encouraged to establish commercial agriculture. The Campbell House is one of the Colony farmhouses built from designs that were specifically for the Matanuska Colony project.

The Matanuska Colony was planned and designed by an architect, David Williams, with an administrative and commercial center serving farms that radiated from it. The project is significant under criterion C for the distinctive architectural elements of the colony buildings, and for the cohesive community planning it exhibits. The Campbell House is one of the frame farmhouses. Of the 75 frame farmhouses, it is one of the very few remaining, retains defining characteristics of Colony farmhouses, and is distinguished by being at its original location and retaining its original floor plan and massing.

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**Developmental history/additional historic context information** (if appropriate)

The Campbell House was built on Colony lot number 54. The colonists drew lots for farms, and George and Onabelle Campbell from Michigan drew lot number 54 on May 23, 1935. The quitclaim deed for the land, ARRC #54, was recorded on June 17, 1935. While living in the "Tent City" before the house was built, one of the Campbell's children died from measles. Initially workers employed under another New Deal program, the Civilian Conservation Corps, did the construction work. When they got well behind schedule, a number of the colonists were employed to help with the construction. The Campbells moved into their house in late fall 1935. After a short time in the house, they left the project and relinquished ownership of the farm.

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In the fall of 1938, William and Lulubelle Bouwens moved to the farm after a fire destroyed their house on ARRC #53. They too suffered the loss of one of their children who died in the fire. The Bouwens were from Rineland, Wisconsin, were among the original 202 Colony families, and were distinguished for having the most children. They moved to the Campbell farm with eight of their eleven children—in all they had five girls and six boys, several having reached adulthood by the time the family moved to the Campbell farm. In 1944 the Bouwens obtained a mortgage to buy the farm. The family kept cows, chickens, pigs, geese, sheep, and turkeys, and had a big vegetable garden. They sold eggs and potatoes, particularly to the military after nearby Elmendorf Field was constructed in 1940. Bouwens later was appointed a U.S. Deputy Marshal for a district that extended east to Copper Center, north as far as McKinley National Park (as it was known at the time), and south to Eklutna (about 20 miles north of the Anchorage city center). Members of the Bouwens family owned the Campbell house until very recently.

The farm's colony-era buildings included the house, privy, barn, chicken coop, and well house. At later dates several sheds and a sauna were built behind the house. Of these, only the chicken coop stands. Inside the farmhouse, a bathroom and electricity were added. The architect designed the colony farmhouses to be log buildings. When construction fell behind schedule, plans changed to make some houses combination log and frame buildings, and others all frame construction. The Campbell farmhouse is one of the 75 frame houses built.

Prior to the Colony project, the land for ARRC #54 had been part of homestead staked by A. A. Shonbeck. He sold the land for \$5.05 an acre to the government for the Colony project. To help with the project, the Alaska Road Commission built branch roads from the then Matanuska-Palmer Road, now part of the Glenn Highway, to provide access to colony farms. The Campbell House was a short distance off the road named for a 1910s area homesteader, John Springer.

In 1951 the Bouwens sold approximately 25 of the 40 acres the J. Linehur. Later, the remaining part of the original farm was subdivided and lots sold. Houses stand on some of the lots, others are fields. Of the historic Colony buildings, the house and chicken coop remain on two lots. The house has stood empty for a number of years, and the chicken coop has been used for storage. The current owners restored the house to its 1930s appearance.

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## 9. Major Bibliographical References

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**Bibliography** (Cite the books, articles, and other sources used in preparing this form)

See the bibliography in the multiple property documentation.

Bouwens, Wayne. Interview with Fran Seager-Boss, Matanuska-Susitna Borough, Cultural Resources Department, 2012.

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**Previous documentation on file (NPS):**

preliminary determination of individual listing (36 CFR 67 has been Requested)  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: \_\_\_\_\_

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Historic Resources Survey Number (if assigned):  
Alaska Heritage Resources Survey (AHRS) No. ANC-00503

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### 10. Geographical Data

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**Acreage of Property** Less than one acre  
(Do not include previously listed resource acreage)

**UTM References**

(Place additional UTM references on a continuation sheet)

1 06 387064 6828279  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

**Verbal Boundary Description** (describe the boundaries of the property)

Lots 2 and 3 of the SW ¼ of SE ¼, Section 8, Township 17 North, Range 2 East, Seward Meridian, Alaska. The property is a short distance outside the limits of the City of Palmer. It is within the boundaries of the Matanuska-Susitna Borough.

**Boundary Justification** (explain why the boundaries were selected)

The boundary includes all of the two lots where the Campbell house and chicken coop stand. Both were built in 1935 as part of a Matanuska Colony farm. The land around the buildings conveys the colony's rural setting and feeling, but only what is within the lots is nominated.

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### 11. Form Prepared By

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name/title Victoria Cole and Fran Seager-Boss  
Organization Matanuska-Susitna Borough date November 20, 2012  
street & number 350 East Dahlia telephone 907.745.9859  
city or town Palmer state AK zip code 99645  
e-mail fseagerboss@matsu.gov.ust

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### Additional Documentation

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location. Anchorage C-6, 1:25,000  
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items)

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**Photographs:**

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

**Name of Property:** Campbell House

**City or Vicinity:** Palmer

**County:** Matanuska-Susitna

**State:** Alaska

**Photographer:** Sarah Wilson, Office of History and Archaeology, Alaska Department of Natural Resources, 550 West 7<sup>th</sup> Avenue, Suite 1310, Anchorage, Alaska 99501-3565

**Date Photographed:** August 2012

**Description of Photograph(s) and number:**

AK-MatSu\_CampbellHouse\_0001: south façade, camera facing north  
AK-MatSu\_CampbellHouse\_0002: northwest elevation, camera facing southwest  
AK-MatSu\_CampbellHouse\_0003: interior  
AK-MatSu\_CampbellHouse\_0004: interior  
AK-MatSu\_CampbellHouse\_0005: chicken coop, camera facing northeast  
AK-MatSu\_CampbellHouse\_0006: chicken coop, camera facing southwest  
AK-MatSu\_CampbellHouse\_0007: house and chicken coop, camera facing southwest

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**Property Owner:**

(complete this item at the request of the SHPO or FPO)

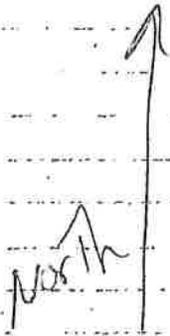
Name Darin and Sheri Hamming

street & number 655 North.Natasha Road telephone 907.232.6620

city or town Palmer state Alaska zip code 99654

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



LOT 2



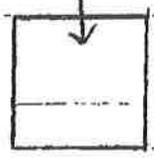
20' x 16'  
Log. chicken coop  
BUILT 1935



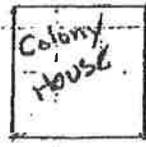
CABIN  
BUILT 1990+

Project  
NUMBER 26985

HOUSE  
BUILT 2017



Lot 1



Colony House

Campbell House  
BUILT 1935

DRIVEWAY

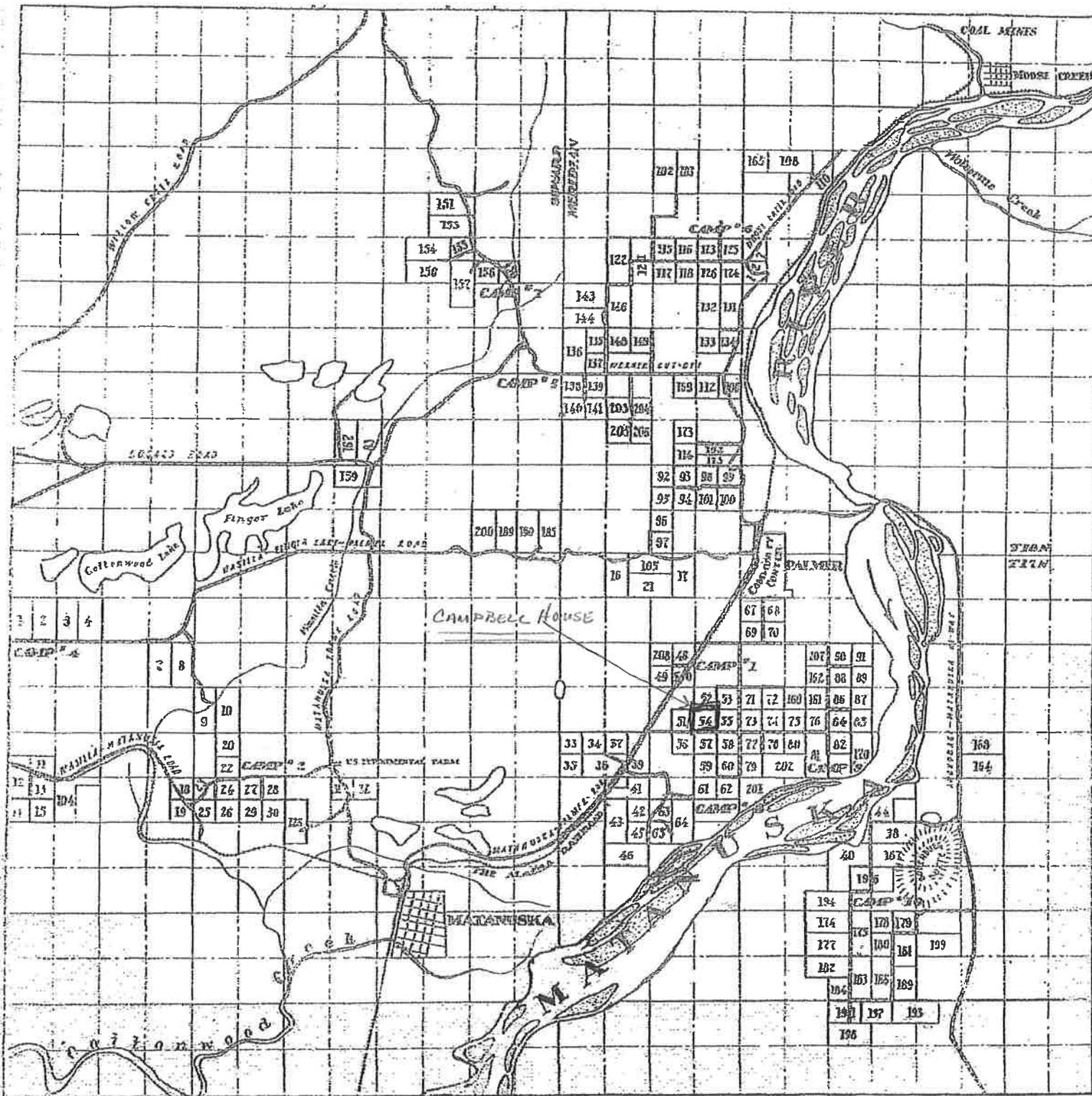
95' x

Lot 3

Lot 4

CAMPBELL HOUSE  
MATANUSKA-SUSITNA ALASKA

NOT TO SCALE



**MATANUSKA—THE HAPPY VALLEY**

Section 54

61° 30' North Latitude

**HOME OF "MATANUSKA MAID" PRODUCTS**

149 15' West Longitude

The Matanuska Colonization project has taken deep root in Alaska's most beautiful and most fertile valley. A huge semi-circular wall of mountains five thousand feet high shut off the flood of intense cold from the interior of Alaska. Proximity to Cook Inlet, tempered by the warm waters of the Japanese Current, gives the valley a climate to be envied.

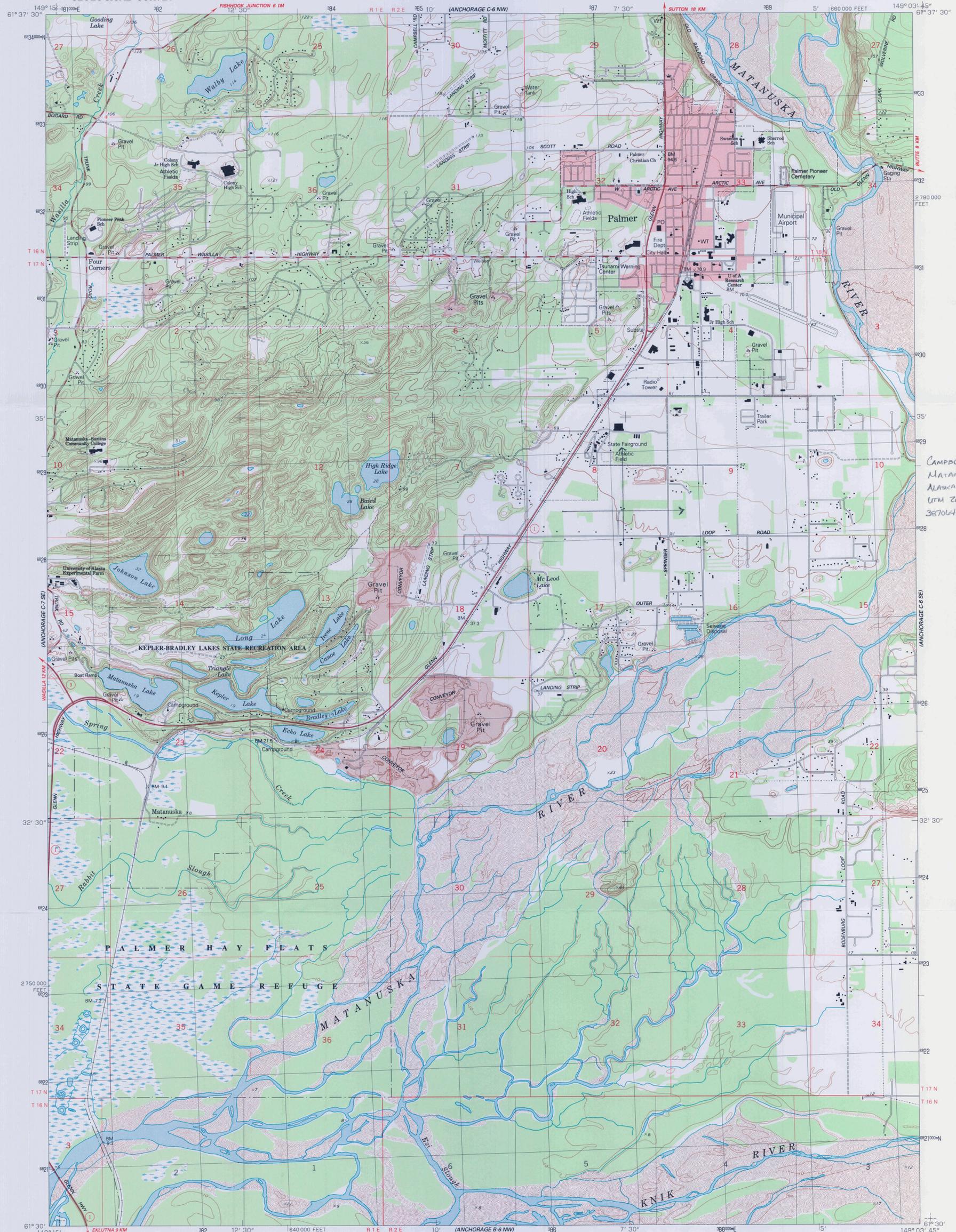
The agricultural lands lie on the valley floor and benches. That around, and extending south from Palmer, as well as that at the "Butte" and near camp 2, is about 240 feet above sea level. The rest has an elevation in the neighborhood of 350 feet. Fingers of graveled roads reach every tract on the project and connect the triplet towns of Palmer, Wasilla and Matanuska with Anchorage over the recently completed highway.

Each little numbered area on the map is a 40 or 80 acre colony farm where comfortable houses, big barns, plowed land, fences and grazing stock have turned the birch and spruce-clad valley into a real and productive farming community. Less than two years ago moose and bear foraged unmolested over these homesites.

The white squares are quarter sections and much of the land is held by old settlers, who, with the colonists, are making farming history for the territory and focusing the eyes of the world upon Alaska.

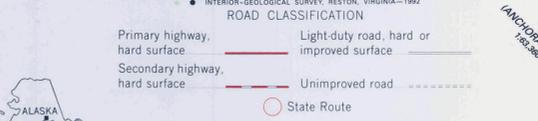
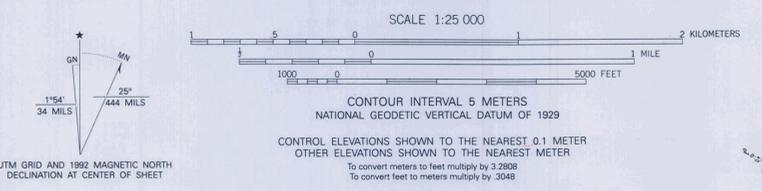
UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

ANCHORAGE (C-6) SW QUADRANGLE  
ALASKA-MATANUSKA-SUSITNA BOROUGH  
1:25 000-SCALE SERIES (TOPOGRAPHIC)  
SW/4 ANCHORAGE (C-6) 1:63 360 SCALE QUADRANGLE



CAMPBELL HOUSE  
MATANUSKA-SUSITNA  
ALASKA  
UTM ZONE 06  
387044E 6828277N

Produced by the United States Geological Survey  
Control by USGS and NOS/NOAA  
Compiled from aerial photographs taken 1972. Revised from aerial photographs taken 1986. Field checked 1987. Map edited 1992  
North American Datum of 1927 (NAD 27). Projection and 1000-meter grid. Universal Transverse Mercator, zone 6  
10 000-foot grid ticks based on Alaska coordinate system, zone 4  
The difference between NAD 27 and North American Datum of 1983 (NAD 83) for 7.5 minute intersections is given in USGS Bulletin 1875. The NAD 83 is shown by dashed corner ticks  
Gray land lines represent unsurveyed and unmarked locations predetermined by the Bureau of Land Management, Folios S-1 and S-14, Seward Meridian  
There may be private inholdings within the boundaries of the National or State reservations shown on this map  
Swamps, as portrayed, indicate only the wetter areas, usually of low relief, as interpreted from aerial photographs  
Red tint indicates areas in which only landmark buildings are shown



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY  
FAIRBANKS, ALASKA 99701; DENVER, COLORADO 80225; OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ANCHORAGE (C-6) SW, ALASKA  
SW/4 ANCHORAGE (C-6) 1:63 360 SCALE QUADRANGLE  
61149-E1-TM-025



1540











